

# Short Term Rental Permits

**NOTICE:** *Short-term Rental Moratorium in effect to June 22, 2023*

## STR MORATORIUM EXTENSION #4

On December 14, 2022, the Board of Commissioners voted to extend the moratorium on the issuance of new short-term rental permits. The Board's vote extends the moratorium through June 22, 2023.

## ORDINANCE 22-05 UPDATE

On June 22 the Board of Commissioners voted to adopt [Ordinance 22-05](#). This ordinance amends the Land and Water Development and Use Code (LAWDUC) to include short-term rentals as a Type I permitted use in 16 zoning designations.

## STR DATA REPORT

Staff has compiled data requested by the Board related to the impacts of STRs on housing costs and availability. This report was presented to the Board at a work session on May 18, 2022.

## MORATORIUM EXTENDED

The Board of Commissioners voted to **extend the existing moratorium on new STRs in unincorporated areas of Clatsop County for 120 days**. The moratorium is now scheduled to **expire on December 24, 2022**.

## ORDINANCE 22-01

On April 13, the Board conducted the first public hearing of Ordinance 22-01. The Board also directed staff to revise Ordinance 22-01 to include only the amendment to repeal the Arch Cape STR operating standards and to update code citations as needed. The second, and final, public hearing for Ordinance 22-01 was held on April 27, 2022.

The zoning amendments that were originally included in Ordinance 22-01 will now be moved to a separate ordinance - Ordinance 22-05. Staff will be compiling data requested by the Board

related to the impacts of STRs on housing costs and availability.

## Results

This amendment moved the current Arch Cape STR regulations to the Clatsop County Code. No policy change was made. **It passed.**

## ORDINANCE 22-03

On April 13, the Board conducted the first public hearing of Ordinance 22-01. The second, and final, public hearing for Ordinance 22-03 was held on April 27, 2022.

Ordinance 22-03 addresses revisions to the operating standards for short-term rentals. If adopted, the ordinance would amend Section 5.12 of the Clatsop County Code (CCC), which contains standards for STRs outside of Arch Cape. The proposed revisions include:

- **“Good Neighbor” Flyer:** Require posting in all STRs. The “Good Neighbor” flyer would address quiet hours; parking requirements; speed limits; garbage; pet control and safety; open burning/fires; fireworks; drones; trespassing; and other issues as needed.
- **Permit Transferability:** Prohibit transfer of STR permits. If an STR is sold, the new owners would be required to apply for a new permit and have new septic and building inspections.
- **Length of Permit:** Change permit expiration from 5 years to 2 years. Retain current \$550 fee.
- **Occupancy:** Base occupancy on septic capacity or an average of 2 persons per sleeping area up to a maximum of 14 persons.
- **Complaint Process/Violations:** Create a tiered response based upon level of severity. Life/safety violations and complaints would receive top priority and most stringent penalties if it is determined that a violation has occurred.
- **Unsubstantiated Complaints:** Add language that would allow the County to fine persons who knowingly file a false complaint.
- **Local Agent / Representative:** Require 20-minute phone/text/email response time. Require 60-minute physical response time for Level 1 and Level 2 complaints. Require 24-hour physical response time for Level 3 and Level 4 complaints. Include language to acknowledge that response times may be affected by events outside the agent’s control.
- **Definitions:** Revise definition of “sleeping area” to reference Oregon Residential Specialty Code emergency opening requirements.
- **Emergency Information:** Require emergency info regarding power outages, fires and landslides, in addition to tsunamis.

Ordinance 22-03 would also create Section 5.24 in the Clatsop County Code. This new section

would include the operating standards for STRs in Arch Cape. Those standards are currently located in the LAWDUC.

**Results**

This amendment updates STR regulations to protect public health and be consistent across unincorporated Clatsop County and the Gearhart Urban Growth Boundary. This ordinance **does not** include Arch Cape. **It passed.**

## Supporting Documents

 Clatsop County Short Term Rental Permit Ordinance 19-04(3.56 MB)

 Short Term Rental Application Packet(7.1 MB)